



For Sale

39 Wheatland Avenue



Kanata



4



3



34.08' x 111.71'



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Modern luxury meets timeless design in this beautifully reimagined, sun-filled home. Renovated by a team of professional designers, skilled trades, and landscape artisans, every detail has been thoughtfully curated from clean architectural lines and custom millwork to high-end finishes that exude quiet sophistication. The chef's kitchen serves as the heart of the home, featuring state-of-the-art appliances, custom cabinetry, and an oversized centre island perfect for casual mornings or entertaining. Rich dark hardwood flooring flows throughout the main and upper levels, including the staircase, complemented by smooth ceilings, recessed lighting, and a freshly painted, contemporary palette. Set on an expansive pie-shaped lot, the backyard mirrors the elegance of the interior, framed by mature trees, lush gardens, and featuring a heated saltwater pool, professionally designed Synlawn golf green, irrigation system, curated uplighting & gas firepit. An integrated sound system with speakers indoors and out enhances the home's seamless layout to encourage indoor and outdoor living. The fourth bedroom is currently configured as an office/dressing room but can easily return to its original layout. Refined upgrades allow for a move in ready experience.

Emerald Meadows

Quiet, family-friendly neighbourhood offering the perfect blend of suburban comfort & urban convenience! Surrounded by parks, top-rated schools, shopping, dining, & easy access to transit & highway 417.



Inclusions

- Kitchen appliances: GE Monogram professional dual fuel range (six-burner gas range with electric oven) 36" (2016), Vent-a-hood hood fan (2016), GE Monogram built-in side by side refrigerator with external ice & water feature 48" (2016), Miele dishwasher (2025), GE Monogram wine fridge (2016), Built-in KitchenAid microwave (2016), basement refrigerator
- LG front load washer & dryer with pedestals (2025), all light fixtures, window blinds (as-is), window curtains, bathroom mirrors, built-in shelving & closets affixed to walls, storage shed, automatic garage door opener & remote, NEST smart doorbell, wall mounted TVs (basement & garage), IKEA closets & storage solutions (2nd floor & basement), AV equipment & built-in speakers, main floor subwoofer, ceiling mounted & outdoor speakers, hot water heater

Negotiable

- Weber natural gas BBQ (2022), backyard sectional, natural gas firepit (2025), garage flooring

Exclusions

- Tool chests, workbenches, metal & rubber shelving units



Luxury Home

- Modern luxury meets timeless design in this beautifully reimagined, sun-filled home
- Set on an expansive pie-shaped lot
- Renovated by a team of professional designers, skilled trades, & landscape artisans
- Every detail has been thoughtfully curated
- Clean architectural lines
- Custom millwork & high-end finishes
- Smooth ceilings with recessed lighting
- Freshly painted
- Contemporary palette
- Main floor layout customized to maximize use of space
- Formal dining room set at front of home with high-end millwork detailing & huge picture window overlooking front yard
- High-end custom chef's kitchen
 - State-of-the-art appliances
 - Custom cabinetry
 - Quartz countertops
 - Oversized centre island perfect for casual mornings or entertaining
 - Large basin undermount sink with gooseneck faucet
- Spacious living room fits tons of family & guests for cozy quality time
- Double glass doors lead to backyard for seamless indoor-outdoor living
- Carpet free home with refined mix of rich dark hardwood, laminate & light tile flooring
- Rich dark hardwood flooring flows throughout the main and upper levels, including the staircase



Exceptional Style

- Quiet second level
 - Choice of 3 or 4 bedrooms
 - Elegant primary bedroom suite currently uses 4th bedroom as private dressing room/office
 - Additional walk-in-closet
 - Renovated ensuite with freestanding soaker tub & separate shower to be completed within a few weeks
 - Two additional well sized bedrooms feature high-end custom closets
 - Gorgeously renovated main bathroom with quartz topped vanity & shower/tub combo
- Fully finished basement extends comfortable living space
 - Versatile layout to suit many needs
 - Bright recreation area with built in media storage
 - Ample additional space for home gym, office, play area or hobby space
 - Tons of storage
- Integrated sound system with speakers indoors & out enhances the home's seamless layout to encourage indoor & outdoor living
- Backyard mirrors the elegance of the interior
 - Framed by mature trees & lush gardens
 - Heated saltwater pool
 - Professionally designed Synlawn golf green
 - Irrigation system
 - Curated uplighting
 - Gas firepit



Highlights, Upgrades & Improvements

Approximate ages

Interior

- Front foyer tilework, 2025
- Bathroom renovations, 2025
 - Powder, main & ensuite bathrooms
- Interior paint, 2025
- Retrofit fourth bedroom into secondary walk-in closet & office, 2024
- Millwork in dining room
- Hardwood oak flooring, 2013-2022
- Hardwood staircase to upper level, 2019
- Opened main level floorplan with flush mount steel beam
 - permit & engineer stamped, 2016
- Kitchen custom renovation, 2016
- Interior doors, handles, trim & baseboards, 2016
- Integrated indoor & outdoor speaker system, 2016
- Upper-level smooth ceilings, 2021 & 2025
- Main level new drywall smooth ceilings, 2016
- Pot lighting throughout house, 2016-2024
- Light fixtures, 2016-2025
- Windows
 - Upper level, 2021
 - Kitchen & living room, 2016
 - Minor wood rot replacement, back right side panel, 2025
 - Dining & two back side panel windows, 1994
 - Basement windows, 1994
- Basement renovation, 2013

Exterior

- Eavestrough gutters & downspouts, 2025
- Shed roof shingles, 2025
- Hardscape front entrance walkway, side yard & driveway, 2021
- Outdoor lighting: up lighting, hardscape lighting & path lighting, 2021
- Landscaped gardens & trees, 2021
- Inground irrigation, 2021
- Cedar fencing (left side yard & gate), 2021
- PVC fencing right side yard, 2021
- Back privacy fence, 2015
- Back fence, 1994
- Garage door, 2021
- Garage heater, 2020
- Garage drywall, insulation & flooring, 2020
- Front entrance door & side door, year?
- Back doors
- Front porch pillars & shiplap, 2021
- Back deck, ipe wood, 2021
- Synlawn golf putting green, 2019
 - Professionally designed
- Outdoors speakers, 2016
- Hardscape back patio & trees, 2014



Home Features & Systems

Approximate ages

- Built by Minto, Parkdale model, 1994
- Furnace, forced air - natural gas, 2012
 - Maintenance, 2025
- Central air conditioning, 2021
- Roof, asphalt shingles, 2013
- Municipal city water
- Brick & siding exterior
- Poured concrete foundation
- Double attached garage with interior access to home
- Hot water heater, 2025
 - On demand tankless system - owned
- Wood burning fireplace, as-is
 - Functional, not WETT certified
- Poly B plumbing present at this property
- Flooring
 - Hardwood (main & upper levels)
 - Laminate (basement)
 - Tile (entrance & bathrooms)
 - Vinyl (garage)
- In-ground heated saltwater pool, 1996
 - Liner, 2024
 - Heater, 2024
 - Filter
 - Salt Cell
 - Pump

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



**Are you ready
to make this
house your *home*?**

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

